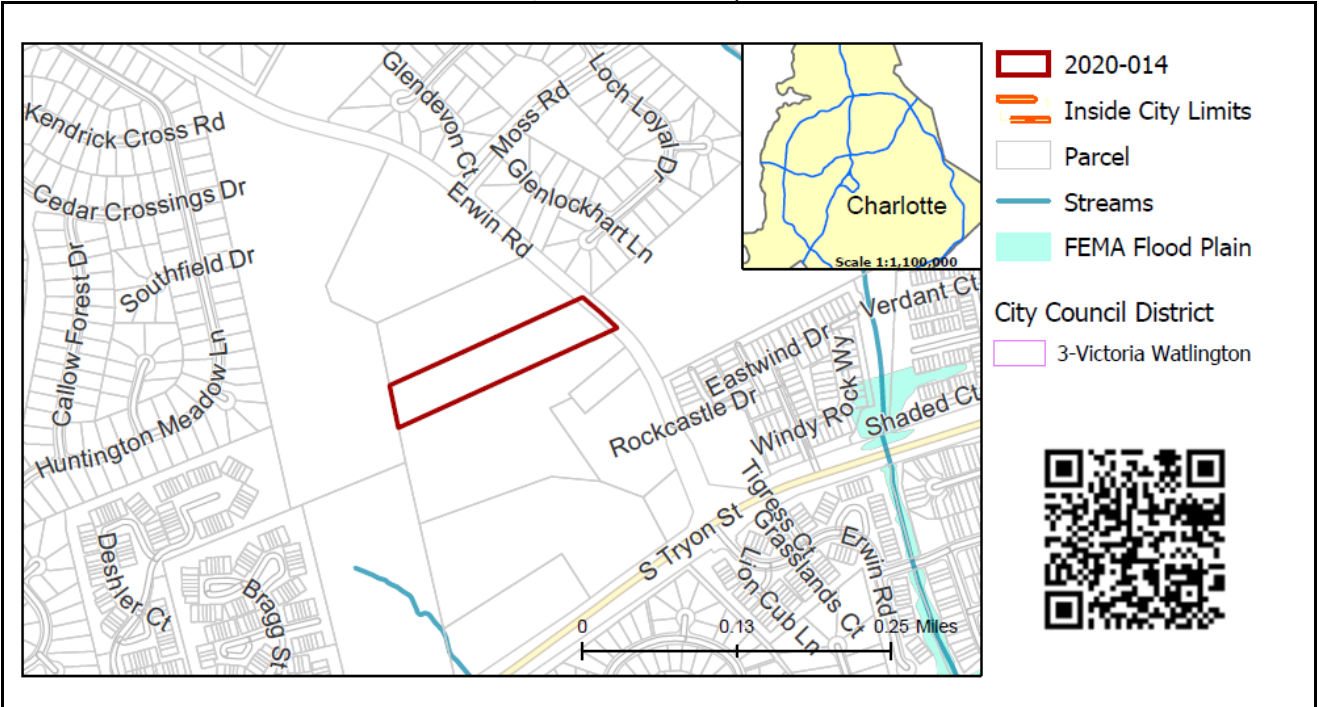


**REQUEST**

Current Zoning: R-8MF(CD) (multi-family residential, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 3.9 acres located along the eastern side of Erwin Road, and north of Tryon Street.



**SUMMARY OF PETITION**

The petition proposes to rezone property to allow up to 30 townhouse units with a density of 7.7 dwelling units per acre.

**PROPERTY OWNER**

Carolina Builders, LLC

**PETITIONER**

Rama Yada for Carolina Builders, LLC

**AGENT/REPRESENTATIVE**

Paul Carter, Eastlake Engineering

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 7

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the adopted land use of residential up to 8 DUA, as per the *Steele Creek Area Plan*.

Rationale for Recommendation

- The proposed development will provide more housing choices in the area.
- New public street is proposed as part of this site plan, which will connect Erwin Road to a new public road, that was approved as part of rezoning petition 2019-030 for a multi-family development.
- The proposed UR zoning district is consistent with the density recommendation per the Area Plan and creates architectural design standards that provide a better connection to the street

frontage and has development standards that are better suited to the overall size and shape of the subject parcel.

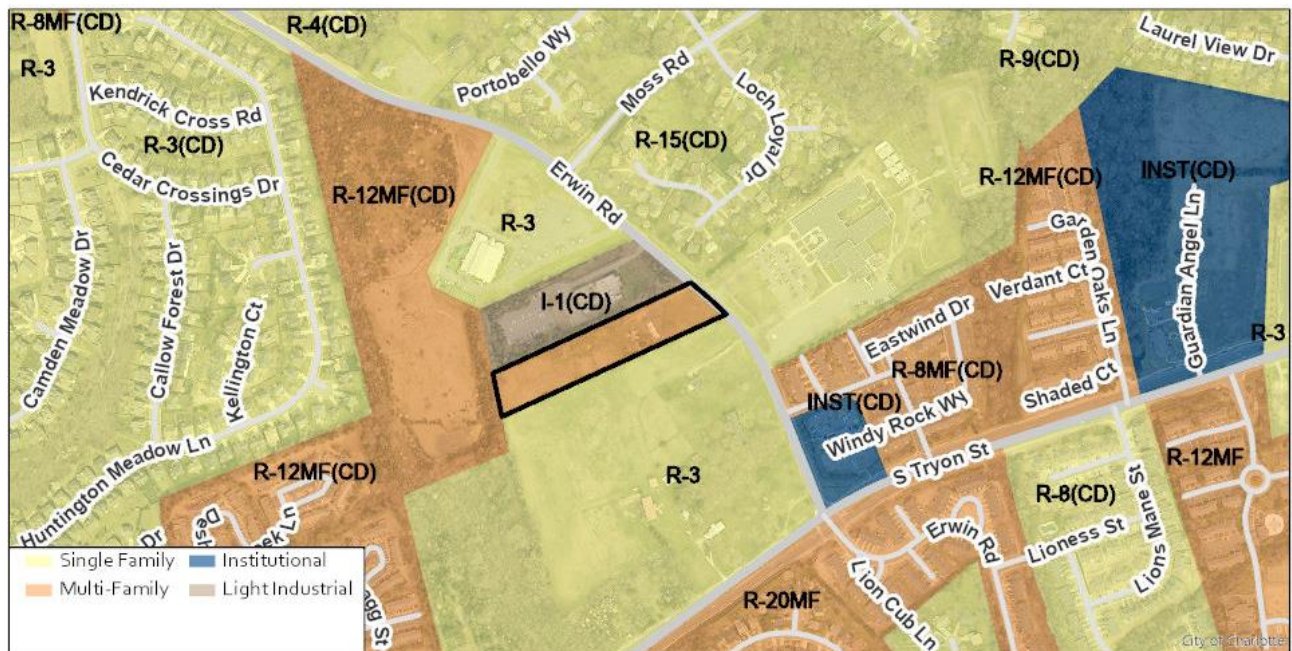
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

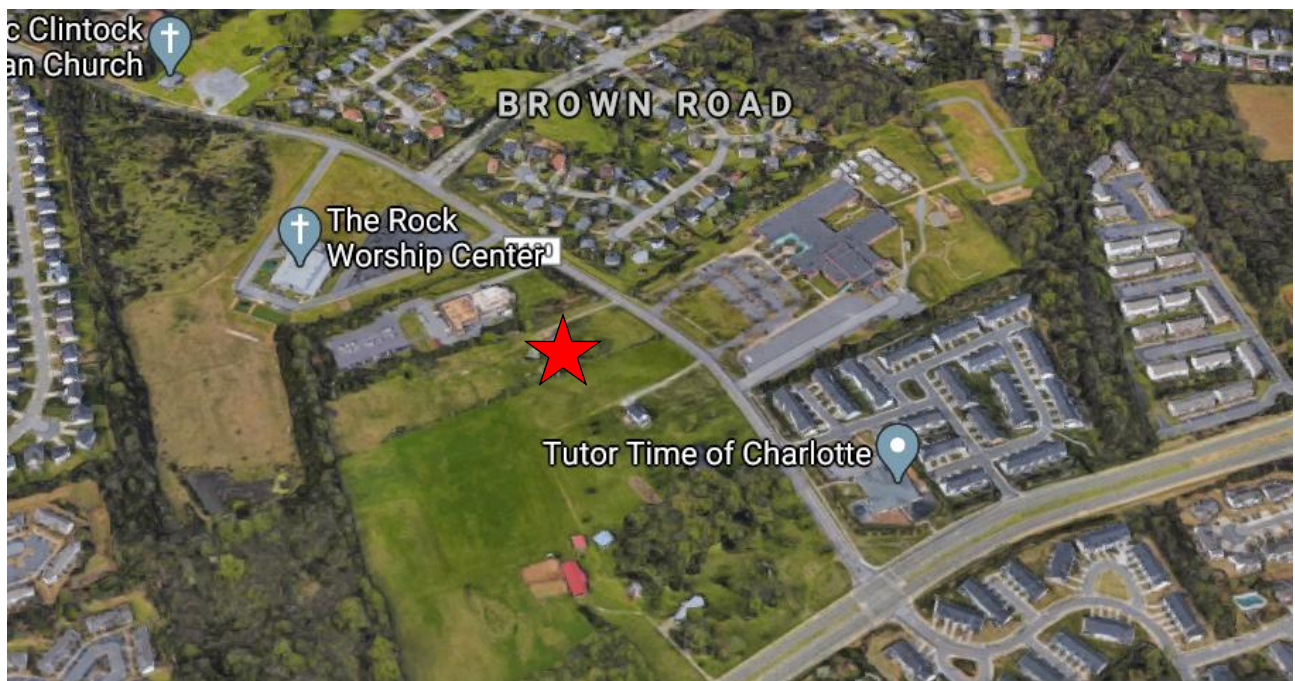
- Develops site with up to 30 townhouse units on an approximately 3.9 acre site with a density of 7.69 dwelling units per acre.
- Constructs a new east/west public street to provide connections to Erwin Road
- Provides eight (8) foot planting strips and (6) foot sidewalks along Erwin Road and eight (8) foot planting strips and five (5) foot sidewalks along the new public street.
- Requires architectural standards to met for the new townhouses onsite which include building materials and standards for building articulation.
- Limits buildings to five (5) units or less and requires units to have a one (1) car garage and a usable porch or stoop located on the front or side of the building.
- Provides a decorative five (5) foot decorative metal fence and landscaping on the Erwin Road frontage as shown on the rezoning plan.
- Requires screening for backflow preventers and meter banks.
- Limits freestanding lighting to 15' in height and requires full cut off fixtures.

### • Existing Zoning and Land Use



Surrounding land uses include single family residential, multi-family residential, institutional, undeveloped residential land, and industrial.





The subject property is developed with a single family residence. The site is marked with a red star.



The property to the north is developed with an industrial office.





The property to the south is developed with a single family residence.



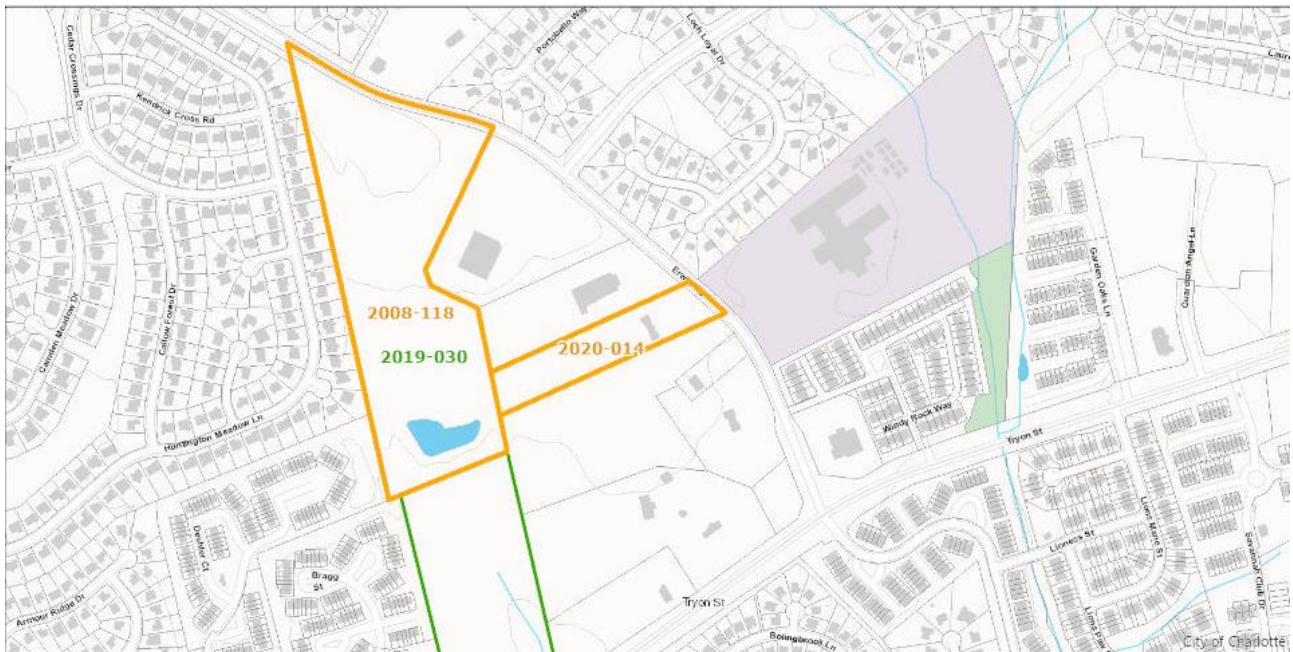
The property to the east is developed with a school.





The property to the west is undeveloped single family zoned land. The subject property is marked with a red star.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2008-118	This petition proposed to rezone property to INST(CD) (Institutional, conditional) to develop a 55 and older senior housing community to include 54 residential villas, a 140-unit senior condo building, and a 7,500 square foot clubhouse.	Indefinite deferral
2019-030	This petition rezoned property to R-12MF(CD) (multifamily residential – 12 DUA, conditional) to develop up to 272 multifamily dwelling units.	Approved

- **Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends residential up to 8 DUA for this site, and the surrounding area along Erwin Road and S. Tryon Street.
- **TRANSPORTATION SUMMARY**
  - The site on Erwin Road (minor thoroughfare, city maintained) and is in a wedge outside Route 4. The site is located within the Steele Creek Area Plan.
- **Active Projects:**
  - NC 160 STIP (U-5766)
    - This project will widen NC 160 (Steele Creek Road) from South Tryon to I-485.
    - Status: construction will start 2024
  - Carowinds Boulevard Extension STIP (U-6158)
    - This project will construct a two-lane divided roadway to extend Carowinds Blvd.
    - Status: construction is TBD, right-of-way acquisition is scheduled for 2029.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1 and 2
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on 1 dwelling unit).
    - Entitlement: 250 trips per day (based on 5,310 SF daycare).
  - Proposed Zoning: 190 trips per day (based on 30 dwellings).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 3 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3 new students.
  - The proposed development is projected to maintain the current school utilization (without mobile classroom units) as follows:
    - Lake Wylie Elementary at 105%
    - Southwest Middle from at 138%
    - Olympic High from at 126%.



- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. ~~Erwin Road: The future location of curb and gutter is 24 feet from centerline of the road. The petitioner should revise the site plan and commit to construct the curb and gutter at its ultimate location. The site plan should revise the site plan to label and dimension the curb and gutter from the road centerline. Technical Clarification. 24 feet is measured from existing centerline to proposed back of curb. Please incorporate 24 feet into the proposed site plan.~~ **Addressed**
2. ~~The petitioner should revise the site plan and conditional notes(s) to include a stop bar and stop sign at the proposed intersection of the "new" street & Erwin Road intersection.~~ **Addressed**

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

3. ~~Under site development data, change the proposed uses to "as allowed in UR-2(CD)" instead of R-8MF.~~ **Addressed**
4. ~~On the site development table, limit the total units allowed to 30.~~ **Addressed**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967